Courtesy Of Navdeep Bains Of Save Max Edge

$209,900 - 216 3315 James Mowatt Trail, Edmonton

MLS® #E4450130

$209,900
2 Bedroom, 2.00 Bathroom, 763 sqft
Condo / Townhouse on 0.00 Acres

Allard, Edmonton, AB

Welcome to Heritage Valley Station in the vibrant community of Allard! This bright and spacious 2-bedroom condo with a versatile den/office is perfect for first-time buyers, investors or those looking to downsize. The open-concept layout features a welcoming foyer and a functional office nook, leading to a modern kitchen with ample cabinetry and a large island â€” ideal for entertaining. The dining and living areas are filled with natural light and provide access to a private balcony. The primary bedroom includes a walk-through closet and a 4-piece ensuite, while the second bedroom is adjacent to another full 4-piece bath. Additional highlights include in-suite laundry and a titled heated underground parking. Prime location close to schools, shopping, restaurants, transit, HWY 2, the Outlet Mall and Edmonton International Airport. A fantastic opportunity you donâ€™t want to miss!

Built in 2016

Essential Information

MLS® #	E4450130
Price	$209,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2

Square Footage	763
Acres	0.00
Year Built	2016
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

Community Information

Address	216 3315 James Mowatt Trail
Area	Edmonton
Subdivision	Allard
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 3L9

Amenities

Amenities	Detectors Smoke, No Animal Home, No Smoking Home, Parking-Extra, Parking-Plug-Ins, Security Door, See Remarks
Parking	Underground

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Baseboard, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Airport Nearby, Landscaped, Playground Nearby, Public Transportation, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	July 28th, 2025
Days on Market	93
Zoning	Zone 55
HOA Fees	71
HOA Fees Freq.	Annually
Condo Fee	$375

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORSÂ® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORSÂ® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTORÂ®, REALTORSÂ®) and/or the quality of services they provide (MLSÂ®, Multiple Listing ServiceÂ®)

Listing information last updated on October 29th, 2025 at 12:47pm MDT